



# City of Seattle

Department of Planning & Development  
Nathan Torgelson, Director

DESIGN  
REVIEW

## EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3023077

Address: 836 & 838 NE 66<sup>th</sup> Street

Applicant: Tim Carter, CONE Architecture

Date of Meeting: Monday, April 25, 2016

Board Members Present: Ivana Begley, Chair  
Laura Lenss  
Julia Levitt  
Blake Williams

Board Members Absent: Eric Blank

SDCI Staff Present: Crystal Torres, SDCI Land Use Planner

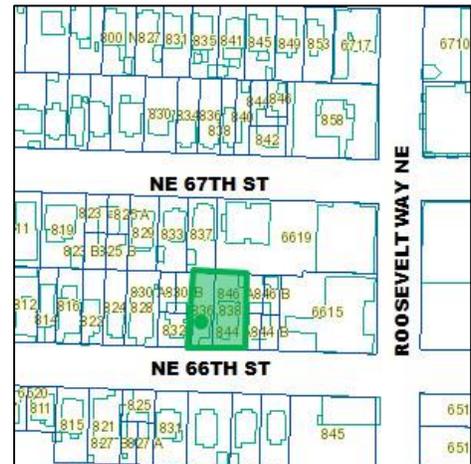
### SITE & VICINITY

Site Zone: MR and NC3P-85

Overlay: Roosevelt Urban Village

Nearby Zones: (North) MR and NC3P-85  
(South) NC3-65 and NC3P-85  
(East) NC3P-85  
(West) MR and NC3P-85

Lot Area: 7,716 sf



**Current Development:**

There are currently two single family homes located on the project site.

**Surrounding Development and Neighborhood Character:**

The mid-block site is located within both the Roosevelt Light Rail Station Overlay and Roosevelt Residential Urban Village; situated west of Roosevelt Way NE on NE 66<sup>th</sup> Street. The subject site is a split zone site which consists of two tax lots. The west side of the property is zoned MR and the east side of the property is zoned NC3P-85. 66<sup>th</sup> Way NE is characterized as a residential street with varying scales of multi-family housing. The properties directly to the east and west of the project site contain four 3-story townhouses. There are several commercial uses (retail, grocery, services, etc.) in the immediate vicinity of the project along Roosevelt Way NE and 65<sup>th</sup>. The Roosevelt neighborhood is evolving with significant development 1410of residential and commercial in the past several years.

**Access:**

There is currently no vehicular access to the site. There is no required or proposed parking. Pedestrian access is provided along NE 66<sup>th</sup> Street.

**Environmentally Critical Areas:**

There are no mapped Environmentally Critical Areas located onsite.

**PROJECT DESCRIPTION**

The proposal is for a 6-story structure containing 80 small efficiency dwelling units and 2 live-work units. No parking is proposed. Existing structures to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

**Mailing Public Resource Center**  
**Address:** 700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)

## PUBLIC COMMENT

Several members of the public attended this meeting and provided the following comments:

- Concerns related to close proximity of the proposed building to the adjacent residence to the west related to privacy, light and glare, and noise.
- Expressed support for potentially staggering windows to enhance privacy.
- Suggested studying the impacts from the driveway exit/entry located across the street related to light impacts from the cars.
- Concerned with trash staging areas and suggested avoiding outside staging area.
- Concerned with massing related to height and setbacks. Suggested considering larger setbacks and pulling back at upper floors.

## PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

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- 1. Massing & Perceived Bulk.** The Board acknowledged the merits of the preferred Option C and the façade studies presented by the Applicant. The Board especially found the façade in Option 3C to be compelling as this option presented opportunities for a unique and elegant façade for the midblock site. The Board suggested exploration of simple details which would further emphasize the recessed massing such as including well-defined soffits with high quality materials. In addition, the Board discussed Option 3C's potential to enhance the public realm and register with surrounding buildings and encouraged continued consideration of these factors in the design. **CS2-A-2; CS2-B-2; CS2-C-2; CS2-D-1; DC2-C; DC2-II; DC4-A**
- 2. Site Plan and Contextual Relationship.** The Board considered the public's comments related to the close proximity of the two abutting sites, especially on the west edge of the property, as well as the relationship to the sidewalk.
  - a. The Board took into consideration future development potential as well the existing context, and came to a consensus that the proposed setbacks were adequate. However, the Board directed the Applicant to further study/resolve the fenestration design and provide a privacy/window study which created the most access to light while taking into consideration current and future development. **CS2-D**
  - b. At the next meeting, provide EW and NS sections to clarify the relationship of the grade change and design.

- c. The Board supported the proposed increased setback along the MR zoned portion of the site as this enhances the public realm and creates a perceived wider sidewalk. **PL1-B; PL1-C**
  - d. In addition, the Board noted and supported the proposed small plaza at the entry has the potential to further activate this street edge. **PL1-B; PL1-C**
- 3. Live/Work.** The Board expressed support for grouping the live/work units together to allow for future flexibility of converting these spaces into a larger commercial space as this area transitions to a denser more transit oriented hub. In addition, the Board supported the highly glazed live/work units. **PL3-B-3; DC2-C**
- 4. Entryway.** The Board directed the applicant to further resolve the following:
- a. Create a more prominent entrance. Emphasize each live/work unit as well as distinguish between the residential entry and the live/work entries. **PL3-A**
  - b. Additional landscaping on the SW side the entry plaza should be provided to soften this edge. **PL3-A; DC3-II; DC4-D, PL3-I**
  - c. The Board considered public comments and echoed the concerns for creating narrow walkways adjacent to neighboring properties. The Board directed the applicant to create a welcoming and visual connection to the bike storage room to encourage residents to utilize the front entry and reduce noise impacts to neighbors. **PL4-A PL4-A ; PL4-B**
- 5. Trash.** The Board echoed the public’s concern and comments regarding avoiding a staging area for trash. The Board directed moving forward with an option which would eliminate the need for a garbage staging area. **DC1-C**
- 6. Walkway.** Responding to public comments, the Board discussed the narrow walkways in relation to security and noise concerns and suggested security gates and possible use of vertical landscaping be considered as design interventions to soften and enhance this edge. **PL2-B**

**DESIGN REVIEW GUIDELINES**

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

<b>CONTEXT &amp; SITE</b>
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**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**CS2-A Location in the City and Neighborhood**

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

## **CS2-C Relationship to the Block**

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

## **CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

# **PUBLIC LIFE**

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

## **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

## **PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

## **PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

## **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL3-B Residential Edges**

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**Roosevelt Supplemental Guidance:**

**PL3-I High school, Green Streets, and Green Ways**

**PL3-I-i.** Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

**DESIGN CONCEPT**

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

### **DC1-C Parking and Service Uses**

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

## **DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

### **DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

### **DC2-B Architectural and Façade Composition**

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

### **DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

### ***Roosevelt Supplemental Guidance:***

### **DC2-II Architectural and Façade Composition**

**DC2-II-ii. Along Green Streets, Greenways, and Non-Arterial Streets:**

- a. Maximize modulation, courtyards, human interaction;
- b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

## **DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

### ***Roosevelt Supplemental Guidance:***

### **DC3-II Street Planting & Landscape to Enhance the Building and/or Site**

**DC3-II-ii.** Landscaping should be employed as both a design feature and an environmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

## **DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

#### **DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

#### **DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

#### **DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

#### **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance the following departure was requested:

1. **Rear Setback MR Zone (SMC 23.45.581):** The Code requires a 15' rear setback for the portion of the site located in a Midrise zone. The applicant proposed a 10' rear setback.

The Board indicated preliminary support for this departure based on the increased front setback from the MR zoned portion of the project as the greater setback at the street enhances the public realm and is complementary to the proposed green street plans along NE 66<sup>th</sup> Street. However, the Board directed the applicant to further resolve the entry sequence/composition of pedestrian furniture, landscaping, and further emphasize the entry.

#### **RECOMMENDATIONS**

#### **BOARD DIRECTION**

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.